



## TOWN OF WILBRAHAM

Zoning Board of Appeals  
240 Springfield Street  
Wilbraham, Massachusetts 01095

### MINUTES OF THE WILBRAHAM BOARD OF APPEALS MEETING THURSDAY, JANUARY 8, 2015 5:15 PM

In Attendance: Edward Kivari, Chair; Mark Albano, H. Clark Abbott  
Staff: Lance Trevallion, Zoning Enforcement Officer  
Karen Benoit, Administrative Assistant

The meeting was called to order at 6:15 PM by Chairman Kivari.

1. **Approval of Minutes**

Chairman Kivari called for a motion to approve the minutes of the September 25, 2014 meeting as submitted.

**MOTION (ALBANO, ABBOTT): To approve the minutes of the September 25, 2014 meeting as submitted. Approved (3-0).**

2. **Public Hearing**

**Jacqueline Ingram**

**Special Permit – Family Day Care Home, 2367 Boston Road**

(Digitally recorded)

Chairman Kivari opened the public hearing and read the legal notice into the record. Jacqueline Ingram appeared before the Board to request a special permit to allow the operation of a family day care home within her property located at 2367 Boston Road. Memos from the Wilbraham Fire Department and the Wilbraham Planning Board were read into the record. Ms. Ingram stated she would like to have the maximum six children in her care, including one of her own, as is allowed by the Town. Hours of operation were then reviewed and discussed, and plans and photos showing a proper turnaround area assuaged potential traffic concerns. Ms. Ingram also stated that she does not plan to have a sign at this time. No objections were heard from the audience.

The public hearing was adjourned at 6:38 pm.

**MOTION (ALBANO, ABBOTT): To approve the special permit subject to conditions. Approved (3-0).**

3. **Public Hearing**  
**Kid's Dentist Realty, LLC**  
**Special Permit, Medical and Non-Medical Offices – 1984 Boston Road**

(Digitally recorded)

Chairman Kivari opened the public hearing and read the legal notice into the record. Dr. Robert Matthews appeared before the Board with his attorney Daniel Rothschild to request a special permit finding to allow the expansion of uses to include both medical and non-medical professional offices on property owned by JCE Realty located at 1984 Boston Road. Dr. Matthews is also proposing to construct an elevator for handicap access within the front yard setback, which ZEO Lance Trevallion stated was exempt from zoning setback requirements. Attorney Brian Fitzgerald was in attendance on behalf of JCE Realty; Don Frydryk, Craig Schweitzer and Larry Tuttle were in attendance to review surveyed plans and designs. Chairman Kivari read memos into the record from the DPW and Planning Board. Parking requirements and the request for a waiver, hours of operation and previous special permits and variances were also reviewed. There were no objections heard from the general audience.

**The public hearing was adjourned at 7:27 pm.**

**MOTION (ALBANO, ABBOTT): To approve the special permit finding subject to conditions.  
Approved (3-0).**

4. **Administrative Review**  
**Abutter's Complaint – Daily Pint, 2523 Boston Road**

The Board reviewed correspondence from a direct abutter of the Daily Pint located at 2523 Boston Road regarding the overflow parking area. Mr. Trevallion stated that he has been in contact with the owner who is currently working on plans for the parking area. The Board agreed to table this issue to the next meeting pending further developments.

Having no further business, the meeting was adjourned at 7:30 PM. The Board of Appeals will reconvene at its next meeting on March 12, 2015.

Submitted:

Approved As To Form And Content:

\_\_\_\_\_  
Karen Benoit, Administrative Assistant

Date: \_\_\_\_\_

\_\_\_\_\_  
Edward Kivari, Jr., Chairman

Date: \_\_\_\_\_